

February 29, 1968

MEMORANDUM

TO: Boston Redevelopment Authority  
FROM: Hale Champion, Development Administrator  
SUBJECT: ZONING REFERRALS

II. BOARD OF APPEAL REFERRALS

Re: Petition No. Z-1064  
Donald L. Keith  
58 Telegraph Street, South Boston

Petitioner seeks three variances to change occupancy from a one-family and store to three families in an Apartment (H-1) district. The proposal violates the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 14-1	Minimum lot area is insufficient	5000	1000
Sect. 14-2	Lot area for additional dwelling unit is insufficient	1000	0
Sect. 17-1	Usable open space is insufficient	400	50

The property, a vacant building, is located at the corner of Telegraph and Gates Streets and is assessed as a two-family dwelling and store. The petitioner claims that he purchased the property as such and would now like to convert the store into a third apartment. The proposed conversion would eliminate a non-conforming use (store) and will not adversely affect the neighborhood. Approval is recommended.

VOTED: That in connection with Petition No. Z-1064, brought by Donald L. Keith, 58 Telegraph Street, South Boston, for variances of insufficient lot area, lot area for additional dwelling unit and usable open space, to change occupancy from a one-family and store to three families in an Apartment (H-1) district, the Boston Redevelopment Authority has no objection to the granting of the variances. The proposal will eliminate a non-conforming use and enhance the general character of the neighborhood.



Re: Petition No. Z-1065  
Goodwin Inc. & Fred B. Goodwin  
965 Bennington Street, East Boston

Petitioner seeks two variances to erect a one-story restaurant in a Local Business (L-.5) district. The proposal violates the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 18-1	Front yard is insufficient	15	0
Sect. 20-1	rear yard is insufficient	20	6

The property is a vacant lot (approximately 7574 square feet) located near the corner of Bennington and Saratoga Streets and is abutted by the former Orient Theatre and an MBTA right-of-way. The petitioner proposes to conduct a take-home fried chicken restaurant with seating accommodations for eight customers. The proposal is consistent with existing commercial land uses in the area. Approval is recommended.

VOTED: That in connection with Petition No. Z-1065, brought by Goodwin Inc. & Fred B. Goodwin, 965 Bennington Street, East Boston, for variances of insufficient front and rear yards, to erect a one-story restaurant in a Local Business (L-.5) district, the Boston Redevelopment Authority has no objection to the granting of the variances. The proposal is consistent with existing commercial land uses in the area.

Re: Petitions Nos. Z-1066-Z-1067  
Coveney Ford Sales, Inc.  
1704 & 1716 Centre Street, West Roxbury

Petitioner seeks three variances to erect three one-story additions, for sales and storage of automobiles and to legalize occupancy for sales and repair service in Local Business (L-.5), General Business (B-1), and Light Manufacturing (M-1) districts. The proposal violates the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 18-4	front yard is insufficient (#1704)	15	0
Sect. 20-1	rear yard is insufficient "	20	0
Sect. 20-1	rear yard is insufficient (#1716)	20	0

The property, an existing Ford Sales building is located at the corner of West Roxbury Parkway and Centre Street. The New York, New Haven and Hartford Railroad right-of-way abuts in the rear. The petitioner proposes to remove two structures and erect three additions which will include expansion to existing service building, a new service building and a new automotive diagnostic center. The occupancy of #1716 is presently recorded in the Building Department as a public garage. This petition would legalize the existing occupancy. The auto sales and repair service has been at this location for many years. The proposal will provide a beneficial service to the neighborhood. Approval is recommended.



VOTED: That in connection with Petitions Nos. Z-1066 & Z-1067, brought by Coveney Ford Sales, Inc., 1704 & 1716 Centre Street, West Roxbury, for variances of insufficient front and rear yards to erect three one-story additions for sales and storage of automobiles and to legalize occupancy for sales and repair service in Local Business (L-.5), General Business (B-1) and Light Manufacturing (M-1) districts, the Boston Redevelopment Authority has no objection to the granting of the variances. The auto sales and service operation has existed at this location for many years. The proposal will provide a more beneficial service to the neighborhood.

Re: Petition No. Z-1068  
Fitz Hugh Real Estate Trust  
37 Colborne Road, Brighton

Petitioner seeks a forbidden use and several variances to erect a three-story and basement 24-unit apartment structure in a General Residential (R-.5) district. The proposal violates the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 A 24-unit dwelling is forbidden in an R-.5 district		
Sect. 14-1 Minimum lot area is insufficient	2 acres	17,742
Sect. 15-1 floor area ratio is excessive	0.5	1.16
Sect. 16-1 height of building is excessive	2 stories 35 ft.	3 stories 33 ft.
Sect. 17-1 usable open space is insufficient	1000	201
Sect. 18-1 front yard is insufficient	25	10
Sect. 18-4 front yard (Euston Rd.) is insufficient	25	12

The property, an abandoned garage, is located at the corner of Euston and Colborne Roads. There are several apartment buildings in the area and the petitioner proposes to eliminate a non-conforming use by demolishing the garage structure. The staff, however, reports that a reduction in the proposed density (24 to 14 units) would be more consistent with this lot area (approximately 17,000 square feet) and would enable the petitioner to meet the code requirements. Denial is recommended as submitted.

VOTED: That in connection with Petition No. Z-1068, brought by Fitz Hugh Real Estate Trust, 37 Colborne Road, Brighton, for a forbidden use and variances of insufficient minimum lot area, usable open space, front yard, excessive floor area ratio, and excessive height of building, to erect a three-story and basement 24-unit apartment structure in a General Residence (R-.5) district, the Boston Redevelopment



Authority is opposed to the granting of the petition as submitted. A reduction in the proposed density to 14 apartments would be more consistent with the lot area (approximately 17,000 sq. ft.) and would enable the petitioner to comply with the code requirements.

Re: Petition No. Z-1071  
Norfolk Realty Trust  
75 Proctor Street, Roxbury

Petitioner seeks a variance to erect a one-story building in an Industrial (I-2) district. The proposal violates the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 23-5 off-street parking insufficient	14	8

The property is located at the corner of Norfolk Avenue and Proctor Street. The proposed structure would be occupied as a warehouse and office. The Planning, Transportation and Model Cities staffs are opposed. Maneuvering areas and vehicular access are inadequate. Proctor street is narrow and any increase in traffic would intensify an already congested condition. Denial is recommended.

VOTED: That in connection with Petition No. Z-1071, brought by Norfolk Realty Trust, 75 Proctor Street, Roxbury, for a variance of insufficient off-street parking to erect a one-story warehouse and office structure in an Industrial (I-2) district, the Boston Redevelopment Authority is opposed to the granting of the variance. Maneuvering areas and vehicular access are inadequate. Any increase in traffic would intensify an already congested condition.

Re: Petition No. Z-1061  
Louis Steinberg  
174 Forest Hills Street, Jamaica Plain

Petitioner seeks a forbidden use and three dimensional variances to erect a four-story and basement 160-bed nursing home in a Single Family (S-.5) district. The proposal violates the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 A nursing home is a forbidden use in an S-.5 district		
Sect. 14-2 Lot area for additional dwelling unit is insufficient	4000	0
Sect. 15-1 floor area ratio is excessive	0.5	0.59
Sect. 23-1 off-street parking is insufficient	78	41



The property (approximately 77,900 square feet) is located within an institutional area which includes the Ukrainian Catholoid Church, the Lemuel Shattuck Hospital and Franklin Park. It contains a fire-damaged rest home which will be razed for the proposed nursing home. The staff has no objection to the land use. But does, however, recommend that off-street parking be increased to a minimum of 55 spaces and that suitable landscaping be provided to visually screen the parking facility. Approval is recommended provided that the above provisions are met.

VOTED: That in connection with Petition No. Z-1061, brought by Louis Steinberg, 174 Forest Hills Street, Jamaica Plain, for a forbidden use and variances of lot area for additional dwelling unit, excessive floor area ratio and insufficient off-street parking, to erect a four-story and basement 160-bed nursing home in a Single Family (S-.5) district, the Boston Redevelopment Authority has no objection to the granting of the petition provided that the off-street parking facilities are increased to a minimum of 55 spaces and that suitable landscaping be provided to visually screen the parking facility.

Re: Petition No. Z-1069  
Alexander Hamilton Homes, Inc.  
99 Metropolitan Avenue, Roslindale

Petitioner seeks a forbidden use and several variances to erect a three-story and basement 32-unit apartment structure in a Residential (R-.5) district. The proposal violates the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 Multi-family dwellings forbidden in an R-.5 district		
Sect. 14-1 Minimum lot area insufficient	2 acres	29,499
Sect. 14-2 lot area for additional dwelling unit is insufficient	6000	0
Sect. 15-1 floor area ratio excessive	0.5	0.96
Sect. 16-1 height of building excessive	2 stories 35 ft.	3 stories 35 ft.
Sect. 17-1 usable open space insufficient	1000	403
Sect. 20-1 rear yard insufficient	30	17½

The property is located at the corner of Metropolitan Avenue and Kittredge Street. The petitioner proposes to raze a two-story dwelling and garage. A milk processing plant has already been demolished, apparently without a permit. The introduction of an apartment building into an R-.5 zone adjacent to an S-.5 zone is incongruous. The fact that this building would replace an existing non-conforming business use is not sufficient justification for allowing a basic change in the general character of the neighborhood. Denial is recommended.



February 29, 1968

MEMORANDUM

To: Boston Redevelopment Authority  
From: Kane Simonian, Executive Director  
Subject: ZONING REFERRAL--TABLED ITEM

Re: Petition No. Z-1043  
Anthony's Pier 4, Inc.  
70-100 Northern Avenue, Boston

Petitioner seeks a conditional use permit for a 100-vehicle open-air parking lot in a Waterfront (W-2) district. The vacant lot is located on Pier 2, opposite the Chapel of Our Lady of Good Voyage. Petitioner proposes to lease the facility to a professional parking corporation until other development is undertaken. A Conditional Use Permit would allow the petitioner to continue the proposed use, which is not the highest and best use for this property, indefinitely. It is therefore, recommended that the petition be approved on a temporary basis only for a period of 18 months to two years.

VOTED: That in connection with Petition No. Z-1043, brought by Anthony's Pier 4, Inc., 70-100 Northern Avenue, Boston, for a Conditional Use Permit to operate a 100-vehicle open-air parking lot, for a fee, in a Waterfront (W-2) district, the Boston Redevelopment Authority is opposed to the granting of a Conditional Use Permit which would allow the petitioner to use this property for this purpose indefinitely.

The Authority recommends that a Conditional Use Permit be granted on a temporary basis only for a period of 18 months to two years.